

PLANNING AND ZONING COMMISSION  
Monday, August 10, 2009 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Wynkoop.  
Dr. Konold made a motion to excuse Mr. Vasko. Mr. Knowlton seconded the motion.

VOTE:     AYES:       Christensen, Graber, Knowlton, Konold, Solomon and Wynkoop  
              NAYS:  
                          Motion Carried.

Approval of Minutes

Mr. Knowlton made a motion to approve the minutes of the July 13, 2009 regular Commission meeting as presented. Mr. Wynkoop seconded the motion.

VOTE:     AYES:       Christensen, Graber, Knowlton, Konold, Solomon and Wynkoop  
              NAYS:  
                          Motion Carried.

Mr. Christensen noted that Mr. Vasko arrives at 7:01 p.m.

Public Comment - none.

Pending Items

Item 1. Adoption of Findings of Facts and Conclusions of Law  
Application: # VA-09-05; James Baltzer; 6342 Streams End Drive

Mr. Wynkoop made a motion to accept Findings of Facts and Conclusions of Law for the application of James Baltzer. Mr. Vasko seconded the motion.

VOTE:     AYES:       Christensen, Graber, Knowlton, Konold, Solomon, Mr. Vasko and Wynkoop  
              NAYS:  
                          Motion Carried.

Item 2. Adoption of Findings of Facts and Conclusions of Law  
Application: # VA-09-06; Alden and Olla Crase; 7769 Blue Ash Court

Mr. Wynkoop made a motion to accept Findings of Facts and Conclusions of Law for the application Alden and Olla Crase of. Mr. Graber seconded the motion.

VOTE:     AYES:       Christensen, Graber, Knowlton, Konold, Solomon, Mr. Vasko and Wynkoop  
          NAYS:  
                  Motion Carried.

#### New Business

1. Small Wind Energy Systems. Mr. Neimayer reviewed the research that has been done on this system. Where they can be found and if they are practical in central Ohio. The Planning and Zoning Commission needs to think about what districts they would allow them in. Per the House Bill 562 any system generating less than 5MW can be regulated by local zoning.

Mr. Neimayer reviewed the appearance, maintenance, aesthetics and sound levels of the wind systems. The Commission would need to decide all these items to allow the systems.

Mr. Knowlton asked if there has been record of anyone being electrocuted. Mr. Neimayer stated that on the small systems, they are very safe and there is nothing exterior.

Mr. Neimayer stated that he has not spoken to South Central Power on the issue. He asked that the Commission think about how they would like to move forward on this issue.

#### Planning and Zoning Administrator's Report

1. Mr. Neimayer asked who had the cd's of the Zoning Now Bulletin. He just wanted to keep track of who had it and who still wanted to review it.
2. Reminder August 31, 2009 is the next joint meeting with Council at 6:30 p.m. The meeting will have the same format as last time. Items coming up for discussion are the Thoroughfare Plane and Land Use Plan, both will include the multi-purpose pathway. If there are any additional agenda items please let Mr. Neimayer know. Also expect to have a discussion about where to go with the Multi-family Zoning.
3. On the multi-purpose pathway. Does anyone have any comments on it? Please get those in so that can be formalized for the Committee of the Whole meeting.
4. Mr. Vasko had inquired about the towing company. There were no changes required at the time and since it was an allowed use, we cannot ask them to change anything. On another note, Herb Pfeifer had agreed to put up fencing even though the property was not his.
5. Mr. Knowlton had asked about the trash problem on Hocking Street last month. Mr. Neimayer stated that back in June they were sited, it is an ongoing problem.
6. Mr. Baltzer has appealed to Council. Mr. Neimayer needs a representative from Planning and Zoning to be present at the September 8, 2009 at 6:30 p.m. to explain their position. Mr. Vasko will attend the meeting.
7. Reminder to Mr. Vasko and Mr. Wynkoop about the Old Town Ad-Hoc meeting at 5:45 p.m. tomorrow.

Old Business - None.

Adjourn to Executive Session

Mr. Knowlton made a motion to go into executive session to discuss legal matters. Mr. Knowlton seconded the motion.

VOTE:     AYES:       Christensen, Graber, Knowlton, Konold, Solomon, Vasko and Wynkoop  
          NAYS:  
                  Motion Carried.

Time out 7:55 p.m.

Time in 8:13 p.m.

Mr. Vasko inquired about the sandwich board signs out in front of town hall. Mr. Neimayer stated that we are complaint driven. Mr. Vasko stated then he is making a complaint.

Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Dr. Konold seconded the motion.

VOTE:     AYES:       Christensen, Graber, Knowlton, Konold, Solomon, Vasko and Wynkoop  
          NAYS:  
                  Motion Carried.

Time Out: 8:14 p.m.

Date \_\_\_\_\_

\_\_\_\_\_  
Bill Christensen, Chairman

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Jeff Graber, Secretary

NOTE: The minutes set forth herein are an extract of the Planning and Zoning Commission meeting. Anyone desiring a transcript of the complete minutes of the Planning and Zoning Commission meeting may obtain the same at a cost of \$10.00 per page.